



**ECONOMIC DEVELOPMENT,
NEIGHBORHOODS, AND STRATEGIC
PLANNING DEPARTMENT**

M E M O R A N D U M

DATE: August 9, 2007

TO: Terri Briere, Committee Chair
Members of the Planning and Development Committee

CC: Kathy Keolker, Mayor
Members of the Renton City Council
Jay Covington, Chief Administrative Officer

FROM: Renton Planning Commission

STAFF CONTACT: Rebecca Lind, Long Range Planning Manager

SUBJECT: **2007 Comprehensive Plan Map and Text Amendments**

The Renton Planning Commission met throughout 2007 to review and discuss the Comprehensive Plan private and city initiated map and text amendments. Staff briefed the Planning Commission on each Comprehensive Plan amendment. A public hearing was held by the Planning Commission on August 1, 2007, and deliberated on the amendments on August 8, 2007. The Planning Commission made the following recommendations:

RECOMMENDED ACTION:

#2007-M-01: Park Avenue

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Amend the Comprehensive Plan designation to Commercial Neighborhood and concurrently rezone to Commercial Neighborhood for seven parcels along Park Ave. Also amend text regarding the location of parking, so that required parking for business uses can more easily be accommodated at off-site locations.)

#2007-M-02: Rainier Avenue

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Re-designate the block to Commercial Corridor with Commercial Arterial zoning. Amend text to include Rainier Business District Overlay with other business districts that allow 60 dwelling units per acre. Also amend text so that only mixed-use buildings can build to a 60 dwelling units per acre density.)

#2007-M-03: Maple Valley Highway Corridor

MOVED BY OSBORN, SECONDED BY SHEARER to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Apply Residential Low Density designation with R-4 zoning to Study Areas 5A, 6, 6A, and 7; Residential Low Density with RC zoning with slopes over 40 percent to Study Area 14, 17, and 23; Residential Low Density with RMH zoning to Area 25; Residential Low Density with RMH zoning for portions of Study Area 23 with slopes less than 40 percent. Apply Residential Single Family designation with R-8 zoning to Study Areas 11, 12, 13, and 13A. Apply Residential Medium Density designation with R-14 zoning to Study Areas 4, 5, 8, 16, and portions of Study Area 17 with slopes less than 40 percent. Apply Residential Medium Density with RMH zoning to Study Area 15.)

#2007-M-05: Sunset Blvd (QIP/Virtu)

MOVED BY SHEARER, SECONDED BY OSBORN to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Amend the Comprehensive Plan designation to Residential Medium Density and concurrently rezone to Residential 10.)

#2007-M-07: Duvall Avenue

MOVED BY OSBORN, SECONDED BY CHEN to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Deny the request for a commercial land use designation.)

#2007-T-01: Capital Facilities and Transportation Elements

MOVED BY SHEARER, SECONDED BY CHEN to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Update the Capital Facilities and Transportation Elements to reflect housekeeping amendments.)

#2006-T-05: Land Use Element, Residential Manufactured Home

MOVED BY CHEN, SECONDED BY OSBORN to accept the Staff recommendation. COMMISSIONERS CONCUR. MOTION CARRIED. (Staff recommendation: Approve a text amendment to the Residential Low Density designation to allow Residential Manufactured Home Park as an implementing zone.)

Planning Commissioners Present: Michael Chen, Ray Giometti, Nancy Osborn, and Joshua Shearer

Planning Commissioner Absent: Robert Bonner

Signed _____
Ray Giometti, Chair
Renton Planning Commission